

# FOR LEASE: 6,646 SF

*85 Fulton Street, Boonton, NJ*

Exclusive Leasing Agent:



**Resource Realty**  
Corporate Real Estate Services

*35 Years of Dedication & Expertise*

[www.resource-realty.com](http://www.resource-realty.com)



## PROPERTY SPECS:

<b>Available Space:</b>	6,646 SF	<b>Lease Rate:</b>	\$15.00 PSF NNN
<b>Office Area:</b>	± 1,200 SF	<b>OPEX:</b>	± \$4.25 PSF
<b>Ceiling Height:</b>	22' Clear	<b>Sprinkler:</b>	Wet System (ESFR)
<b>Loading:</b>	1 Tailgate, 1 Drive-in	<b>Zone:</b>	I-I (Industrial) Permitted uses include warehouse/distribution, manufacturing/assembly, office/lab, and recreation.
<b>Utilities:</b>	Gas, City Water & Sewer		



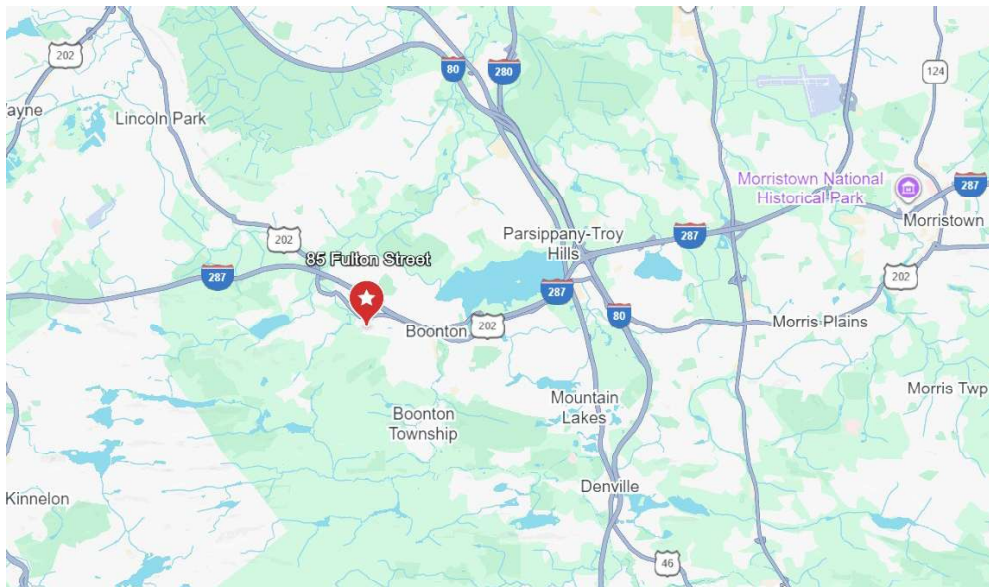
**Comments:** Strategic location with quick access to Route 202, Route 46 and I-80. Less than 1 mile from I-287. Boonton train station is minutes away, providing direct access to NYC.





Loading

## Map



## Distances to Major Highways:

- I-287: .6 miles
- Route 202: .7 miles
- Route 46: 1 mile
- I-80: 2.5 miles

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